

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, July 10, 2012

8:00 P.M.

**ROOM 206
Town Hall**

GENERAL MEETING

Update regarding Allen O'Neill project. (NOT A HEARING—no testimony from the general public will be accepted).

Flood Damage Prevention Application #139-A, Barlow & Beth Peelle, 17 Crane Road. Proposing to construct additions and alterations to the existing residence and perform related site development activities within a regulated area. The subject property is located on the west side of Crane Road approximately 1,000 feet south and east of its intersection with Pear Tree Point Road, and is shown on Assessor's Map #60 as Lot #30, R-1 Zone.

Amendment of Special Permit Application #202-C and Business Site Plan #109, Bodega Taco Bar, 980 Boston Post Road, CBD Zone.

Request to modify previous approvals to: a) create additional indoor seating; b) establish a bar; and c) establish outdoor dining in front of and behind the existing building.

Amendment of Business Site Plan #275-A(2)/Special Permit, Phil's Grill, 340 Heights Road.

Request to modify previously approved plans for expansion of Phil's Grill, including expansion of bar area.

Amendment of Coastal Site Plan Review #50-C, Flood Damage Prevention Application #39-C, Kent Eppley, 6 Contentment Island Road, R-1 Zone.

Request to modify previously approved plans.

Business Site Plan #138-A/Special Permit, Wm. Raveis Real Estate, 22 Old King's Highway So.

Request for extension of time to commence project.

Special Permit Application #255/Site Plan #270/Land Filling & Regrading App., 333 West Ave.

Request for extension of time to commence remainder of project.

Amendment of Coastal Site Plan Review #134, Flood Damage Prevention Application #135, Mitchell Truwit, 7 North Road, R-1 Zone.

Request to demolish an existing stone retaining wall, staircase and patio, and remove and dispose of a tree stump, rebuild the stone retaining wall, and staircase, reconstruct the flagstone patio.

Deliberations and possible decision on the following closed public hearing items:

Coastal Site Plan Review #270-A, Flood Damage Prevention Application #306-A, Land Filling & Regrading Application #270-A, Paul & Amy Darrah, 11 Peabody Lane (aka 66 Salem Straits).

Proposing to: raze the existing residence and construct a replacement single-family residence with garage and pool; connect to the Town sewer system and abandon the existing septic system(s); raze the existing second residence and detached garage on the property; and perform related site development activities within regulated areas. *DECISION DEADLINE: 8/9/2012.*

Special Permit Application #89-G/Site Plan, Darien Public Works Department, 126 Ledge Road. Proposing to temporarily establish recycling of waste concrete, asphalt, rock and dirt over a 90 day period in the summer of 2012 at the existing Transfer Station at 126 Ledge Road.

Coastal Site Plan Review #273, Land Filling & Regrading Application #274, Jerrold & Sally Fine, 172 Long Neck Point Road. Proposing to construct a new single-family residence and pool; perform associated filling, excavating and regrading; install landscaping; and perform related site development activities within a regulated area. *DECISION DEADLINE: 8/30/2012.*

Coastal Site Plan Review #274, Land Filling & Regrading Application #275, Patric & Xenia Mesot, 11 Queens Lane. Proposing to: construct a new single-family residence with associated septic system; perform associated filling, excavating and regrading; and perform related site development activities within a regulated area. *DECISION DEADLINE: 8/30/2012.*

Special Permit Application #272, Coastal Site Plan Review #275, Scott & Kristin Fine, 163 Pear Tree Point Road. Proposing to construct a tennis court; install associated stormwater management; and perform related site development activities. *DECISION DEADLINE: 8/30/2012.*

Discussion and deliberation ONLY on the following items:

Proposed Amendment to the Darien Zoning Regulations (COZR #2-2012) put forth by the Darien Junior Football League (DJFL). Proposing to modify subsection 405b(3) of the Darien Zoning Regulations to allow temporary lighting of outdoor recreational facilities to be up to thirty (30) feet high. *PUBLIC HEARING CLOSED: 6/26/2012. DECISION DEADLINE: 8/30/2012.*

Special Permit Application #188-D(1)/Site Plan, Darien Junior Football League (DJFL), Darien High School, 80 High School Lane. Proposing to utilize six (6) portable lights at the Darien High School Stadium Field for seasonal fall use by DJFL from fall 2012-fall 2016. The subject property is located on the north side of High School Lane approximately 1,200 feet west of its intersection with Middlesex Road, and is shown on Assessor's Map #9 as Lots #80 and #81, R-2 Zone. *PUBLIC HEARING CLOSED: 6/26/2012. DECISION DEADLINE: 8/30/2012.*

Special Permit Application #188-B(1)/Site Plan, Darien Board of Education, Darien High School, 80 High School Lane. Proposing to utilize six (6) portable lights at the Darien High School Stadium Field for seasonal fall use by Darien High School fall sports teams from Fall 2012-Fall 2016. *PUBLIC HEARING CLOSED: 6/26/2012. DECISION DEADLINE: 8/30/2012.*

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.